

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services

DATE: October 8, 2025

ROW #: 2025-DEDICATION-0000005 **SCHEDULE #:** Adjacent to 0529200017000, and

0529200018000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West Jewell

Avenue, located near the intersection of West Jewell Avenue and South Hazel Court.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of

the system of thoroughfares of the municipality; i.e. as West Jewell Avenue. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the

development project, "3120 W Jewell."

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as West Jewell Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000005-001) HERE.

A map of the area to be dedicated is attached.

GB/BP/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org

City Councilperson, Kevin Flynn, District # 2

Councilperson Aide, Dana Montano

Councilperson Aide, Stacy Simonet

City Council Staff, Luke Palmisano

Environmental Services, Andrew Ross

DOTI, Manager's Office, Alba Castro

DOTI, Director, Right-of-Way Services, Glen Blackburn

DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn

Department of Law, Martin Plate

Department of Law, Brad Beck

Department of Law, Katherine Ehlers

Department of Law, Mar'quasa Maes

DOTI Survey, Brian Pfohl

DOTI Ordinance

Owner: City and County of Denver

Project file folder 2025-DEDICATION-0000005

City and County of Denver Department of Transportation & Infrastructure

Right-of-Way Services 201 W. Colfax Ave. | Denver, CO 80215 www.denvergov.org/doti

Phone: 720-865-3002

Docusign Envelope ID: 248049CE-0453-44BF-9D4A-73E526E686EA

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Please mark one: Bill Request or	Date of Request: October 8, 2025 Resolution Request			
Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map HERE)				
☐ Yes ⊠ No				
1. Type of Request:				
☐ Contract/Grant Agreement ☐ Intergovernmental Agre	ement (IGA)			
□ Dedication/Vacation □ Appropriation/Suppleme	ental DRMC Change			
Other:				
 Title: Dedicate a City-owned parcel of land as Public Right-of Jewell Avenue and South Hazel Court Requesting Agency: DOTI, Right-of-Way Services Agency Section: Survey Contact Person: 	f-Way as West Jewell Avenue, located near the intersection of West			
Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council			
Name: Barbara Valdez	Name: Alaina McWhorter			
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org			
 5. General description or background of proposed request. A Project proposes to demolish existing structures and build two developer was asked to dedicate a parcel of land as West Jewe 6. City Attorney assigned to this request (if applicable): 7. City Council District: Kevin Flynn, District #2 8. **For all contracts, fill out and submit accompanying Key 	enty townhome structures, with a total of ninety-eight units. The ell Avenue.			
6. For an contracts, in our and submit accompanying Key	Contract Terms worksneet			
To be completed by Mayor's Legislative Team:				
Resolution/Bill Number:	Date Entered:			

Key Contract Terms

Type of Cont	ract: (e.g. Professional Services >	\$500K; IGA/Grant Agreement, Sal	e or Lease of Real Property):		
Vendor/Cont	ractor Name (including any dba's	s):			
Contract cont	trol number (legacy and new):				
Location:					
Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? Contract Term/Duration (for amended contracts, include existing term dates and amended dates):					
	Current Contract Amount (A)	Additional Funds (B)	Total Contract Amount (A+B)		
	Current Contract Term	Added Time	New Ending Date		
Scope of worl	k: Tractor selected by competitive pr	ocess? If not,	why not?		
Has this contractor provided these services to the City before? ☐ Yes ☐ No					
Source of funds:					
Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A					
WBE/MBE/DBE commitments (construction, design, Airport concession contracts):					
Who are the subcontractors to this contract?					
		completed by Mayor's Legislative Te			
Resolution/Bil	ll Number:	Date F	Entered:		



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000005

Description of Proposed Project: Project proposes to demolish existing structures and build twenty townhome structures, with a total of ninety-eight units. The developer was asked to dedicate a parcel of land as West Jewell Avenue.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as West Jewell Avenue.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

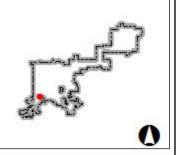
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as West Jewell Avenue, as part of the development project called, "3120 W Jewell."



City and County of Denver





Legend

Streets

Alleys

County Boundary

Parcels

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is " without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

579 Feet

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000005-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025098738 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER S89°11'53"W, A DISTANCE OF 320.35 FEET; THENCE S00°48'07"E, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST JEWELL AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 3, AS SHOWN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM, FILED UNDER RECEPTION NUMBER 2021069126, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, AND THE POINT OF BEGINNING;

THENCE ON THE EAST LINE OF SAID PARCEL 3, S00°09'28"E, A DISTANCE OF 6.00 FEET;

THENCE S89°11'53"W, A DISTANCE OF 212.75 FEET, TO THE WEST LINE OF PARCEL 2, AS SHOWN ON SAID DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM;

THENCE ON SAID WEST LINE, N00°01'50"E, A DISTANCE OF 6.00 FEET, TO SAID SOUTH RIGHT OF WAY LINE OF WEST JEWELL AVENUE, ALSO BEING THE NORTH LINE OF PARCEL 2, SAID ASSESSORS PARCEL RECONFIGURATION FORM:

THENCE ON SAID SOUTH RIGHT OF WAY LINE N89°11'53"E, A DISTANCE OF 212.74 FEET, TO THE POINT OF BEGINNING:

SAID PARCEL CONTAINS 1,276 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.

BASIS OF BEARINGS - FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, BEING S00°09'28"E AND MONUMENTED TO THE NORTH BY A 3-1/4" ALUMINUM CAP STAMPED "IMPACT LAND SURVEYORS, T4S R68W, 1/4 20, -*-, 29, 2008, PLS 29420", AND TO THE SOUTH BY A 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION, C 1/4 COR, S29, T4S R68W 6TH PM, PLS 28666".

Docusign Envelope ID: 248049CE-0453-44BF-9D4A-73E526E686EA

10/02/2025 01:41 PM City & County of Denver **Electronically Recorded** R \$0.00

Page: 1 of 4

D \$0.00

2025098738

After signing, return to: City and County of Denver 201 West Colfax Avenue, Dept. 1010 Division of Real Estate Denver, Colorado 80202

Project Description: 2025-DEDICATION-0000005

Asset Mgmt No.: 25-222

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 9th day of September, 2025, by 1951 S FEDERAL BLVD LLC, a Colorado limited liability company, whose address is 2951 W. 114th Court, Denver, CO 80234, United States ("Grantor") to the CITY AND **COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

A TTEST.
ATTEST:
1951 S FEDERAL BLVD LLC, a Colorado limited liability company
By: Al Course
Name: Fadi Saurage
Its: Managing Member
STATE OF COLONAD
) ss.
COUNTY OF Adams) ss.
The foregoing instrument was acknowledged before me this the day of september, 2025
by Fadi Sawaged, as Manaying Member of 1951 S FEDERAL BLVD LLC, a
Colorado limited liability company.
Witness my hand and official seal.
My commission expires: 16/11/2028
Shama Dugce
Notary Public

SHANIA ROYCE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244037979
MY COMMISSION EXPIRES 10/11/2028

2023-PROJMSTR-0000334-ROW

EXHIBIT A LEGAL DESCRIPTION Sheet 1 of 2

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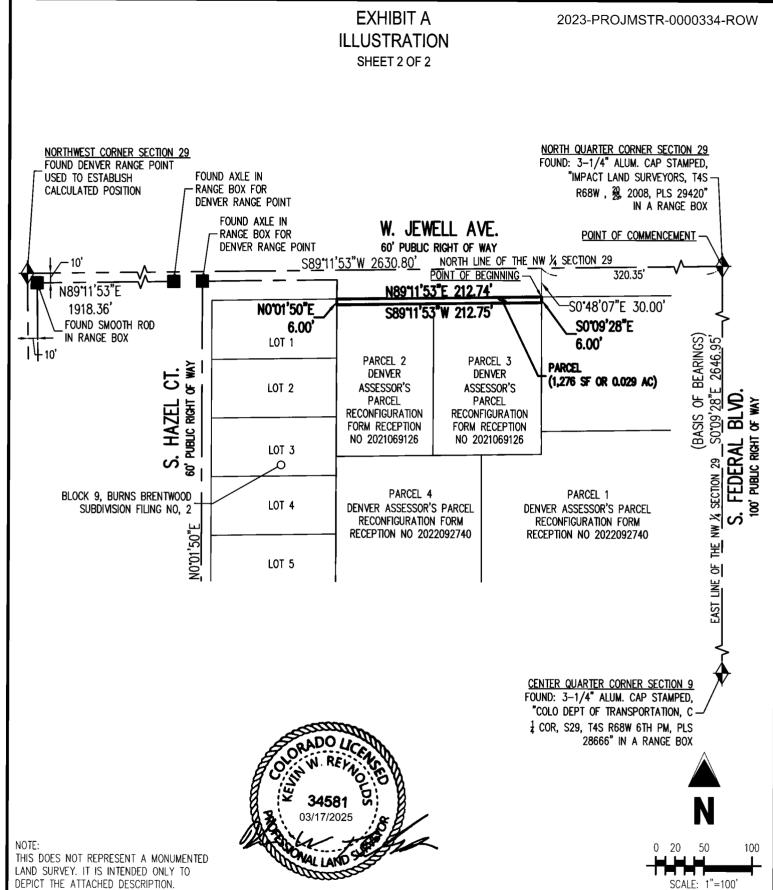
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ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

KEVIN W. REYNOLDS, P.L.S. 34581
PROJECT NO. 1SF.001
PREPARED FOR AND ON THE BEHALF OF
GALLOWAY AND COMPANY INC.
5500 GREENWOOD PLAZA BLVD. SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
(303) 770-8884





Harvey Park

City and County of Denver State of Colorado

Project No:	1SF.001
Drawn By:	RCE
Checked By:	KWR
Date:	08.28.24

Galloway

5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111 303.770.8884 • GallowayUS.com